

**FAIRVIEW TOWN COUNCIL
MEETING MINUTES
SEPTEMBER 2, 2025**

The Town Council met on September 2, 2025 at 6:00 PM at 372 Town Place, Fairview, Texas.

Council present: Mayor John Hubbard and Mayor Pro Tem Gregg Custer, and Councilmembers Rich Connelly, Larry Little, and Pat Sheehan.

Council absent: Councilmembers Jill Hawkins and Lakia Works.

Staff present: Town Manager, Julie Couch; Assistant Town Manager Adam Wilbourn; Town Attorney, Clark McCoy; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Fire Chief, Jeff Bell; Assistant Police Chief, Mathew Moody; CFO Steven Ventura; HR Director Whitney Casey; Communications and Marketing Manager, Karin Anderson; and Town Secretary, Joshua Stevenson.

Mayor Hubbard called the meeting to order at 6:00 PM and declared a quorum was present.

At 6:01PM, the Council adjourned into executive session in accordance with the Texas Government Code:

A. Section 551.071 – to consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; municipal boundaries; employment claim; *Culbertson, et al. vs. Town of Fairview*, Cause No. 471-03967-2025, 471st District Court, Collin County, Texas; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale, lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.074 Personnel - appointment of members of all non-advisory boards and commissions.

D. Section 551.087 – to discuss or deliberate Economic Development

Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Town of Fairview has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the territory of the Town of Fairview and with which the Town is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect

described by subdivision (1). Proposed commercial/retail developments.

Mayor Hubbard reconvened the meeting from executive session and reopened the public portion of the meeting.

Mayor Hubbard adjourned the 6:00 PM meeting at 7:31 PM.

The Town Council met on September 2, 2025, at 7:30 PM at 372 Town Place, Fairview, Texas.

1. Call to Order

Mayor Hubbard called the meeting to order at 7:33 PM upon determining a quorum of the Council was present.

There were approximately twenty-six (26) members of the public present when the meeting was called to order.

2. Pledge of Allegiance: U.S. and Texas Flags

Mayor Hubbard invited everyone to stand for the Pledge of Allegiance to the U.S. and Texas Flags.

The pledges were led by Mayor Pro Tem Custer.

4. Citizen's Comment (for Non-Public Hearing Items)

Mayor Hubbard called for Citizen's Comments.

James Payne, Collinwood Acre, spoke regarding emergency preparedness.

Dick Price, 579 Meandering Way, spoke regarding agenda item 7(a) and traffic on Meandering Way.

Debbie Malefsky, 820 Shady Brooke Way, spoke regarding agenda item 7(a) and traffic on Meandering Way.

Ben Brown, 717 Mustang Drive, spoke regarding agenda item 7(c).

Lee Moore, Thompson Springs, spoke regarding agenda item 7(a) and 7(c).

Mayor Hubbard closed Citizen's Comments.

5. Consent Agenda

Mayor Hubbard called for the Consent Agenda.

Council passed the motion by Councilmember Sheehan, seconded by Councilmember Connelly, to approve the Consent Agenda in a vote of Yes 5, No 0, Abstained 0.

The following consent items were approved:

- a. Approve the minutes of the August 5, 2025, regular meeting of the Town Council
- b. Approve the minutes of the August 18, 2025, special meeting of the Town Council
- c. Approve the minutes of the August 25, 2025, special meeting of the Town Council
- d. Authorize the Town Manager, subject to legal form, to enter into an Interlocal Agreement with Collin County regarding dispatch services
- e. Authorize the Town Manager, subject to legal form, to enter into an Interlocal Agreement with Collin County regarding jail services
- f. Authorize the Town Manager, subject to legal form, to enter into an Interlocal Agreement with Collin County regarding animal control services
- g. Approve an ordinance approving a negotiated settlement with Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism Filing

The ordinance caption reads as follows:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

- h. Approve an ordinance approving a rate increase related to solid waste services

The ordinance caption reads as follows:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, AMENDING ARTICLE 13.02, "SOLID WASTE," OF THE FAIRVIEW CODE OF ORDINANCES, BY AMENDING DIVISION 2, "COLLECTION AND DISPOSAL", AS HERETOFORE AMENDED; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- i. Approve an ordinance approving a rate increase related to water and wastewater rates

The ordinance caption reads as follows:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," OF THE FAIRVIEW CODE OF ORDINANCES, BY AMENDING ARTICLE A4.000, "UTILITY RATES AND CHARGES", AS HERETOFORE AMENDED; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- j. Consider, discuss, and take any necessary action on amending a contract for the Town magazine
- k. Consider, discuss, and take any necessary action on a resolution adopting the Town's written investment policy

The resolution caption reads as follows:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, REVIEWING AND APPROVING THE WRITTEN INVESTMENT POLICY REGARDING FUNDS FOR THE TOWN OF FAIRVIEW; AND PROVIDING AN EFFECTIVE DATE.

6. Reports from Staff

- a. Monthly Finance, Police, Fire, Code, and Construction Project Reports for period ending July 31, 2025

Mayor Hubbard called for staff reports from the period ending July 31, 2025.

Mr. Ventura review the monthly Finance report.

Councilmember Sheehan requested that the rest of the staff reports be postponed until after the rest of the agenda

Mayor Hubbard agreed and moved to the regular agenda.

7. Action/Discussion Items

- a. Consider, discuss and take action on a request for approval of a Final Plat of the Fairview Texas Temple Addition. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District with a Conditional Use Permit (CUP) for a religious facility. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Mayor Hubbard called for the item.

Mr. Roberts spoke regarding this item. Staff and the Planning & Zoning Commission recommends approval.

The Council and staff had discussion regarding this item.

Mayor Hubbard made the following motion: " The Fairview Temple should be a symbol of love and community, a place where neighbors come together in mutual respect. Instead, the Fairview Temple has become a symbol of division, bullying, and a refusal to be good neighbors. When the Conditional Use [Permit] was approved, the Council inadvertently left out the removal of two parking lot lights on the north side of the property. These lights shine directly into the homes of families who live on Forest Oaks. The Town reached out and asked the LDS Church if they would, out of kindness and consideration for the people living next door—their neighbors—take the poles down. The Church answered, "no." With the approved CUP, the LDS Church has every legal right to keep those lights, just as they have every legal right to build a 120-foot steeple. But having the legal right doesn't make it the right thing to do. A true neighbor doesn't ask, "what can I get away with?" A true neighbor asks, "how can I live in harmony with the people around me?" That's what makes this process, for me, so disappointing. Instead of being remembered as a place of peace and community, the Fairview Temple, called the House of the Lord by members of the LDS Church, is at risk of being remembered as a place where rights are valued more than relationships and where being a good neighbor was pushed aside. I make a motion that we approve the Plat as presented."

Councilmember Sheehan seconded the motion.

Council approved the motion by Mayor Hubbard, seconded by Councilmember Sheehan, to approve a Final Plat of the Fairview Texas Temple Addition in a vote of Yes 5, No 0, Abstained 0.

- b. Consider, discuss, and take any necessary action related to financing of capital projects and related matters

Mayor Hubbard called for the item.

Ms. Couch spoke regarding this item.

Marti Shew, Consultant with Hilltop Securities, spoke regarding this item.

The Council and staff had discussion regarding this item.

Council provided direction to staff to bring back a proposal to the October meeting.

- c. Consider, discuss, and take any necessary action on a resolution creating a citizens task force related to airport expansion

Mayor Hubbard called for the item.

Mayor Hubbard spoke regarding this item.

Council passed the motion by Mayor Pro Tem Custer, seconded by Councilmember Little, to approve the resolution creating a citizens task force related to airport expansion in a vote of Yes 5, No 0, Abstained 0.

The resolution reads as follows:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, ESTABLISHING A CITIZEN'S TASK FORCE TO STUDY AND REPORT ON THE IMPACT OF THE EXPANSION OF THE MCKINNEY NATIONAL AIRPORT

Mayor Hubbard appointed Henry Lessner as the Chair of the Citizen Task Force.

- d. Consider, discuss, and take any necessary action on designating an ambulance and engine vehicle as surplus and authorize the Town Manager to take any necessary steps to facilitate the sale of said vehicles

Mayor Hubbard called for the item.

Chief Bell spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Councilmember Little, seconded by Mayor Pro Tem Custer, to approve designating an ambulance and engine vehicle as surplus and authorize the Town Manager to take any necessary steps to facilitate the sale of said vehicles with a brokerage firm in a vote of Yes 5, No 0, Abstained 0.

- e. Consider, discuss, and take any necessary action on a resolution establishing a Council subcommittee related to Town finances

Mayor Hubbard called for the item.

Ms. Couch spoke regarding this item.

The Council and staff had discussion regarding this item.

No action was made regarding this item.

f. Consider, discuss, and take any necessary action on Town holidays

Mayor Hubbard called for the item.

Ms. Couch spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Councilmember Connelly, seconded by Councilmember Sheehan, to approve adding Martin Luther King Jr. Day as a Town holiday starting in FY2025-26 in a vote of Yes 5, No 0, Abstained 0.

g. Consider, discuss, and take any necessary action regarding a possible move of the regular October Council meeting due to National Night Out

Mayor Hubbard called for the item.

Ms. Couch spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Councilmember Little, seconded by Councilmember Connelly, to approve moving the regular October Council meeting due to National Night Out in a vote of Yes 5, No 0, Abstained 0.

The Town Council regular meeting will take place at 7:30 pm on Wednesday, October 8, 2025, in Council Chambers.

h. Consider, discuss, and take any necessary action on Board & Commission Appointments

Council passed the motion by Councilmember Sheehan, seconded by Councilmember Connelly, to remove Steven Rhodes from the Parks and Recreation Advisory Board in a vote of Yes 5, No 0, Abstained 0.

6. Reports from Staff

a. Monthly Finance, Police, Fire, Code, and Construction Project Reports for period ending July 31, 2025

Mayor Hubbard called for staff reports from the period ending July 31, 2025.

Mr. Ventura review the monthly Finance report.

Mayor Hubbard called for the remaining staff reports.

Assistant Police Chief Moody reviewed the monthly Police report.

Fire Chief Bell reviewed the monthly Fire report.

The monthly Code report was submitted to Council for review.

Mr. Chancellor provided an updated on construction projects.

3. Proclamation and Information Sharing

a. Proclamation for National Payroll Week 2025

Mayor Hubbard called for this item.

Mayor Hubbard proclaimed the Week of September 1, 2025, as National Payroll Week.

8. Council and Staff Comments

Mayor Hubbard called for Council and Staff Comments.

Mayor Hubbard spoke regarding Breakfast with the Mayor at Heritage Ranch at 8:30 AM on Friday, September 5, 2025.

9. Closed Session

The Town Council did not recess into closed session.

10. Any Necessary Action(s) on Closed-session item(s)

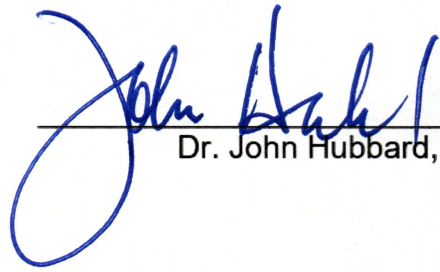
There was no action taken regarding Closed Session.

11. Adjourn

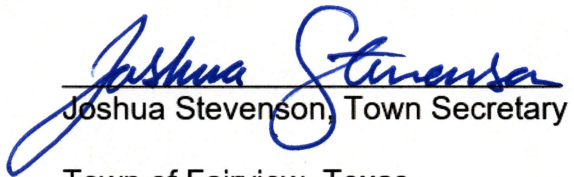
Mayor Hubbard adjourned the meeting at 9:35 PM

These minutes were approved by the Town Council on October 8, 2025.

APPROVED:


Dr. John Hubbard, Mayor

ATTEST:


Joshua Stevenson, Town Secretary
Town of Fairview, Texas